

1 **TAYLOR FAMILY LIMITED,** * **BEFORE THE**
2 **PARTNERSHIP A AND B** * **PLANNING BOARD OF**
3 **ZRA 88** * **HOWARD COUNTY, MARYLAND**

4 * * * * *

5 **MOTION:** *To recommend denial of the petition in accordance with the Department of*
6 *Planning and Zoning recommendation.*

7 **ACTION:** *Recommended Denial; Vote 3-0-1.*

8 * * * * *

9 On October 4, 2007 and January 3, 2008, the Planning Board of Howard County, Maryland,
10 considered the petition of Taylor Family Limited Partnership A and B for an amendment to the Zoning
11 Regulations to amend Section 115.E. of the POR District regulations concerning requirements for age-
12 restricted adult housing uses to add new provisions that allow retail and service uses, subject to certain
13 limitations and requirements, and to amend Section 116.B. of the PEC District regulations concerning the
14 uses permitted as a matter of right in this district to add "Retail and Service Uses Permitted in the B-1
15 District" as a permitted use on lots in a planned development containing a minimum of 500 dwelling units,
16 subject to certain limitations and requirements.

17 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,
18 and the comments of reviewing agencies, were presented to the Board for its consideration. The Department
19 of Planning and Zoning recommended denial of the petition based on findings that the proposed amendments
20 would be contrary to certain General Plan policies; that there is no compelling reason to amend the
21 regulations as requested; and that Zoning Map Amendment petitions to achieve the purposes of the proposed
22 amendments are preferable because such petitions would allow the applicable communities to comment on
23 the character and appropriateness of a specific development, while amending the regulations as requested
24 does not allow for this community oversight.

25 The Petitioner was represented by Joseph Rutter and Don Reuwer. Mr. Rutter stated that it is difficult
26 to do a Zoning Map Amendment case successfully at this time, well before the next Comprehensive Zoning
27 process begins. He noted that the original amendment request was revised to make the amendments more
28 restrictive, and stated that the maximum 40,000 square feet for the commercial uses is much less than before.

29 Mr. Rosenbaum stated that the Department of Planning and Zoning identified a large number of POR
30 sites that potentially could be affected by that amendment, and that concerns him. He added that doing this as
31 a Zoning Regulation Amendment does limit appropriate community input, which is also a concern. Mr.
32 Grabowski agreed, stating that adding such commercial uses as proposed should be done through the Zoning
33 Map Amendment process so the communities can have the opportunity to comment. Mr. Grabowski also

1 expressed that there are too many potential POR sites. Mr. Alexander commented that the recommendation
2 from the staff is very specific that there is no compelling need to change the regulations in the proposed
3 manner. He stated that a community should have the ability to directly comment on such a development
4 proposal. Ms. CitaraManis stated that she is abstaining because she did not attend the prior October 4, 2007
5 Planning Board meeting for this case.

6 Mr. Rosenbaum made the motion to recommend denial of the petition in accordance with the
7 Department of Planning and Zoning recommendation. Mr. Alexander seconded the motion. The motion
8 passed by a vote of 3 to 0, with Ms. CitaraManis abstaining.

9 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 24th day of
10 January, 2008, recommends that ZRA-88, as described above, be **DENIED**.

11 12 HOWARD COUNTY PLANNING BOARD

13 14 ABSTAIN

15 Tammy J. CitaraManis, Chairman

16 David Grabowski /sk
17 David Grabowski, Vice-Chair

18 19 ABSENT

20 Linda A. Dombrowski

21 Gary Rosenbaum /sk
22 Gary Rosenbaum

23 Ramsey Alexander Jr. /sk
24 Ramsey Alexander Jr.

25 ATTEST:

26 Marsha S. McLaughlin
27 Marsha S. McLaughlin, Executive Secretary